

Township of Florence, Burlington County Annual Affordable Housing Unit Monitoring
November 22, 2021

Site / Program Name:	Florence Housing Authority			BCCAP			Burlington County Home Improvement Loan Program			Municipal Rehabilitation Program			Regional Contribution Agreement			Roebing Arms			Roebing Inn		
Project Type:	Rehabilitation			Rehabilitation			Rehabilitation			Rehabilitation			Regional Contribution Agreement			100% Affordable			100% Affordable		
Block & Lot / Street:	Various			Block 137, Lot 1 32 Riverside Ave.			Various			Various						Block 122, Lot 2.03 1340 Hornberger Ave.			Block 137, Lot 1 32 Riverside Ave.		
Status:	Completed			Completed			Ongoing			Ongoing			Completed			Completed			Completed		
Date:	2010 - 2018			2017 and 2018									1999 - 2005			CO 11/2/1998			Completed December 1997		
Length of Affordability Controls:	Housing Authority Controls			over 35 years			Perpetual Lien			10 years						40 years			65 years		
Administrative Agent:	Florence Housing Authority 620 West Third St. Florence, NJ 08518 609-499-0575 https://florence-nj.gov/housing_main.html			Burlington County Community Action Program 718 Route 130 South Burlington, NJ 08016 609-386-5800 http://www.bccap.org/			Burlington County Department of Community Development and Housing 795 Woodlane Road Westampton, NJ 08060 609-265-5072 http://www.co.burlington.nj.us/DocumentCenter/View/226/Burlington-County-Home-Improvement-Loan-Program?bidId=			Community Grants Planning & Housing 1249 S. River Rd., Suite 301 Cranbury, NJ 08512 609-664-2769 https://www.cgph.net/						Multiple Sclerosis Association of America 375 Kings Highway North Cherry Hill, NJ 08034 800-532-7667 ext 144 https://mymysaa.org/			Burlington County Community Action Program 718 Route 130 South Burlington, NJ 08016 609-386-5800 http://www.bccap.org/		
Contribution:																					
Type of Units:	Rehabilitation -- family affordable rentals			Rehabilitation -- age-restricted affordable rentals			Rehabilitation -- owner-occupied units			Rehabilitation -- rental units			Regional contribution agreement			Supportive and Special Needs			Age-restricted affordable rental		
Total Affordable Units:	50 completed			14 completed			2 completed						103 credits			24			14		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	Eff.	1 BR	2 BR	1 BR	2 BR	3 BR
Very Low-Income																					
Low-Income																8	16		14		
Moderate-Income																					
Comments	Between 2010 and 2018, major system repair/ replacement was completed on 50 units, \$23,596 per unit.			The Township provided approx. \$500,000 for major rehabilitation of 14 units, \$35,715 per unit.			No new applications received during this monitoring period. However, the county did find documentation of a second unit rehabilitated through the program since 2010.			CGP&H reports no units rehabilitated since the program began in summer 2020.			103 credits transferred to Township of Pemberton								

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Site / Program Name:	717 W. Second St.			Alternative Living Arrangement			300 - 320 Alden Ave.			340 Alden Ave.			Duffy School			Project Freedom Hornberger Avenue			Albax/McHugh Court		
Project Type:	Alternative Living Arrangement			Alternative Living Arrangement			Alternative Living Arrangement			Alternative Living Arrangement			100% Affordable			100% Affordable			Inclusionary Development		
Block & Lot / Street:	Block 16, Lot 10 717 W. Second St.			Block 118, Lot 8 140 Alden Ave.			Block 116, Lot 6 300 - 320 Alden Ave.			Block 116, Lot 5 340 Alden Ave.			Block 45, Lots 8, 13, 14, 15 225 W. Second St.			Block 121, Lot 4.02 2135 U.S. Route 130			Block 100, Lot 8.03 4 McHugh Court		
Status:	Completed			Completed			Completed			Completed			Completed			Approved			Completed		
Date:	CO 1/10/1997			CO 7/26/2013			CCO 6/27/2007			CO 4/3/2013			CO 6/1/2015			8/9/2021			Approved 2007; CO 10/28/2015		
Length of Affordability Controls:	30 years			≥ 30 yrs			≥ 30 yrs			≥ 30 yrs			45 yrs			45 years			≥ 30 yrs		
Administrative Agent:	The Affordable Homes Group 1841 Burlington-Mt. Holly Road (Co. Rt. 541) Westampton, NJ 08060 609-261-4571 https://www.affordablehomesgroup.com/			The Affordable Homes Group 1841 Burlington-Mt. Holly Road (Co. Rt. 541) Westampton, NJ 08060 609-261-4571 https://www.affordablehomesgroup.com/			Salt and Light, Inc., 1841 Burlington-Mt. Holly Road (Co. Rt. 541) Westampton, NJ 08060 609-261-4571 https://www.affordablehomesgroup.com/salt-light			The Affordable Homes Group 1841 Burlington-Mt. Holly Road (Co. Rt. 541) Westampton, NJ 08060 609-261-4571 https://www.affordablehomesgroup.com/			Moorestown Ecumenical Neighborhood Development (MEND) 99 E. Second St. Moorestown, NJ 08057 856-722-7070 https://mendinc.org/			Project Freedom, Inc. 1 Freedom Blvd. Lawrenceville, NJ 08648 609-278-0075			Triad Associates 1301 W. Forest Grove Rd., Building #3 Vineland, NJ 08360 856-690-9590 https://triadincorporated.com/		
Contribution:																					
Type of Units:	Transitional Housing			Transitional Housing			Transitional Housing			Transitional Housing			Age-Restricted Affordable Rental/Special Needs			Family Affordable Rental/Special Needs			Family Affordable For-Sale		
Total Affordable Units:	1			2			7			6			53 (5 SN)			78			1		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income							5						7			12	8	4			
Low-Income			1	2			1		1	4		2	25			6	17	9			
Moderate-Income													21				11	5			1
Comments																Per agreement w/FSHC, six VLI 2-bedroom units will be occupied by unrelated individuals experiencing homelessness, allowing the Township to claim 12 bedrooms in these six units, for a total of 78 credits in 72 apartments. Tax credits awarded December 2021.					

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Site / Program Name:	Sassman			Atlantic/Legacy			Weiss - Florence Associates, LLC			220 Foundry Street			301 Norman			Scattered Sites		
Project Type:	100% Affordable			100% Affordable			Inclusionary Development			Market-to-Affordable			Market-to-Affordable			Market-to-Affordable		
Block & Lot / Street:	Block 16, L 19 725 W. Second St.			Block 147.11; Lots 16-19, 25-28 and 40-48 Abrams Drive			Block 160.01; Lots 4, 11.01, 11.02, and 24 Route 130			Block 14, Lot 8 220 Foundry St.			Block 116, Lot 7 301 Norman Ave.			Block 155.25, Lot 5 25-5 Florence Tollgate Place Various other locations		
Status:	Completed			Completed			Approved			Completed			Approved			Completed/Proposed		
Date:	Approved 2007; CO 5/28/2020			COs 2008-2010			1/26/2021			CO 6/4/2014			Agreement approved 7/8/2009			Agreement 5/22/2017		
Length of Affordability Controls:	≥ 30 yrs			≥ 30 yrs			≥ 30 yrs			≥ 30 yrs			≥ 30 yrs			≥ 30 yrs		
Administrative Agent:	Piazza & Associates Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609-786-1100 http://www.piazza-and-associates.com/index.html			Housing Affordability Service (HAS) 637 S. Clinton Ave. Trenton, NJ 08611 609-278-7400 https://www.njhousing.gov/dca/hmfa/about/contact/						Piazza & Associates Princeton Forrestal Village 216 Rockingham Row Princeton, NJ 08540 609-786-1100 http://www.piazza-and-associates.com/index.html			Salt and Light, Inc., 1841 Burlington-Mt. Holly Road (Co. Rt. 541) Westampton, NJ 08060 609-261-4571 https://www.affordablehomesgroup.com/salt-light			Salt and Light, Inc., 1841 Burlington-Mt. Holly Road (Co. Rt. 541) Westampton, NJ 08060 609-261-4571 https://www.affordablehomesgroup.com/salt-light		
Contribution:																		
Type of Units:	Family Affordable Rental			Age-Restricted Affordable For Sale			Family Affordable Rental			Family Affordable Rental			Family Affordable For Sale			Family Affordable Rental		
Total Affordable Units:	2			17			36			6			1			Obligation of 10; 1 completed.		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income							1	3	1		1							
Low-Income	1				1	3	3	8	3	1	1							
Moderate-Income	1				7	6	3	10	4	2	1				1			
Comments							Redevelopment Plan approved 2018; DOT approval received April 2021 but agreement regarding right-of-way is still being negotiated. Developer still needs County approval. Redevelopment agreement and PILOT executed June 2021. Redevelopment agreement specifies income-bedroom distribution.									Agreement requires one VLI unit, 4 low-income units; 5 moderate-income units. With FSHC and Master's consent, Township received Court extension on program development timing and to determine next steps for the balance of the program.		

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Site / Program Name:	Oaks Integrated/Family Service/Twin Oaks			Community Options			SERV - 440 West 4th Street			Township-Wide Mandatory Set-Aside		
Project Type:	Alternative Living Arrangement			Alternative Living Arrangement			Alternative Living Arrangement			Inclusionary Affordable Housing Set-Aside Requirement		
Block & Lot / Street:	29-1 Florence Tollgate 10-2 Florence Tollgate 31-1 Florence Tollgate 37-1 Florence Tollgate 37-5 Florence Tollgate 79 Riverbank Dr.			Block 71, Lot 3 330 E. Fourth St.			Block 31, Lot 1 440 W. Fourth St.			Township Wide		
Status:	Completed			Completed			Proposed					
Date:	COs May 2008-June 2011			Agreement 5/2/2017								
Length of Affordability Controls:	≥ 30 yrs			≥ 30 yrs			30 years			≥ 30 yrs		
Administrative Agent:	Oaks Integrated Care 770 Woodlane Rd. Mount Holly, NJ 08060 609-267-5928 https://oaksintcare.org/services/adult-services/residential-services/			Community Options 16 Farber Rd. Princeton, NJ 08540 609-951-9900 https://www.comop.org/			SERV 20 Scotch Plains Rd., 3rd Floor Ewing, NJ 08628 609-406-0100 www.servbhs.net					
Contribution:												
Type of Units:	Alternative Living Arrangement			Alternative Living Arrangement			Alternative Living Arrangement					
Total Affordable Units:	9 bedrooms in 6 units			3 bedrooms			4 bedrooms					
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	4			3			4					
Low-Income	3											
Moderate-Income	2											
Comments	Because these are group homes, the credits are for bedrooms, not units. There are nine (9) bedrooms in the six (6) total group homes, and they conform to the above affordability breakdown.						With FSHC and Master's consent, Township received Court extension on site development timing and to determine next steps for this site.			No applications have been put forth for development that would trigger the inclusionary set-aside requirements for the Township-wide ordinance.		